





Dining Room



Kitchen



Dining Area

The Property:

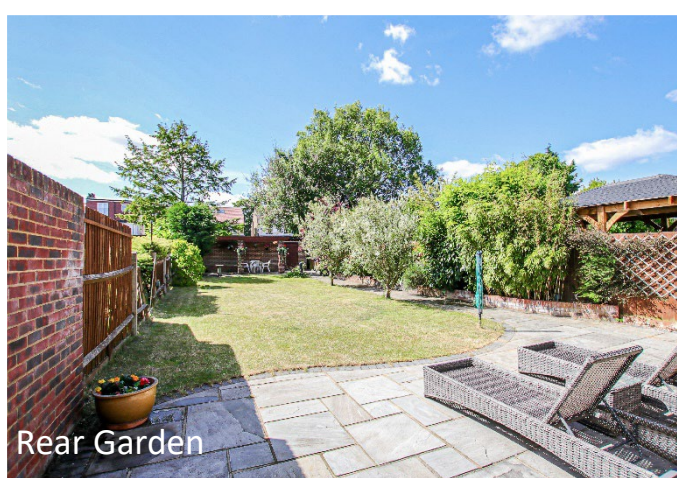
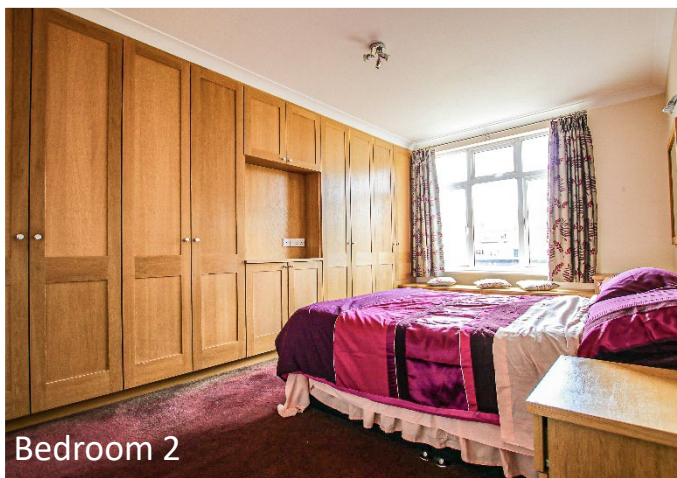
Homecare Estates is delighted to present to the market, for the first time in 38 years, this lovely three-bedroom semi-detached house which has been extended to the rear and has a spacious loft room. Benefits to note include; gas central heating, double glazing, off street parking/drive leading to a garage attached to the side and a well-maintained South facing rear garden with a large storage shed/workshop to the rear. The property comprises of, briefly; three bedrooms, lounge, extended dining room, extended kitchen, downstairs cloakroom and family bathroom.

The Area

Situated in a popular part of Wallington, the property is located within a 0.5 of a mile walk from the historic Beddington Park, a beautiful area with a ball park, outdoor exercise equipment, a play area for children and Pavilion café. As well as its' close proximity to Wallington County Grammar School and Wilson's School, which is one of the highest achieving Grammar schools in the country, Morton Gardens is situated within walking distance of some well-regarded primary schools, such as Bandon Hill Primary School and St. Elphege's Primary School. Local bus routes and shops are complimented by a Sainsbury's supermarket 0.8 miles away and Wallington railway station is a little under a mile away giving access to London Bridge station in 26 minutes and London Victoria in 39 minutes. Gatwick airport is located only 30 minutes away by car.

Amenities

Very much a family town, Wallington and the surrounding area has lots of activities for children and adults. Within Wallington is the Phoenix Centre, part of the Everyone Active group. It hosts a number of classes for children and adults as well having a soft play area and catering for kid's parties, two larger leisure centres are situated just on the outskirts of Wallington the David Lloyd Club and the Westcroft Leisure centre. Both have swimming pools and offer a range of classes for children.



Accommodation

Entrance Hall: 16' 7" x 5' 7" (5.05m x 1.70m)

Downstairs Shower Room: 5' 1" x 3' 0" (1.55m x 0.91m)

Reception Room: 22' 8" x 11' 5" (6.91m x 3.48m)

Dining Room: 15' 10" x 12' 6" (4.83m x 3.81m)

Kitchen: 18' 4" x 7' 11" (5.59m x 2.41m)

First Floor Landing: 10' 7" x 8' 0" (3.23m x 2.44m)

Bedroom 1: 16' 4" x 11' 5" into wardrobes (4.98m x 3.48m)

Bedroom 2: 15' 8" x 11' 3" into wardrobes (4.78m x 3.43m)

Bedroom 3: 8' 8" x 8' 0" (2.64m x 2.44m)

Bathroom: 7' 10" x 6' 3" (2.39m x 1.91m)

Loft Room: 18' 6" x 12' 3" (5.64m x 3.73m)

Rear Garden: 91' 0" x 28' 4" (27.74m x 8.64m) South facing.

Shed/Work Shop: 26' 10" x 6' 8" (8.18m x 2.03m)

Parking: Off street parking for two/three cars.

General Information:

Tenure: Freehold

Council Tax Band: Band E (£2,647.56 - 2024/25)

London Borough of Sutton Council

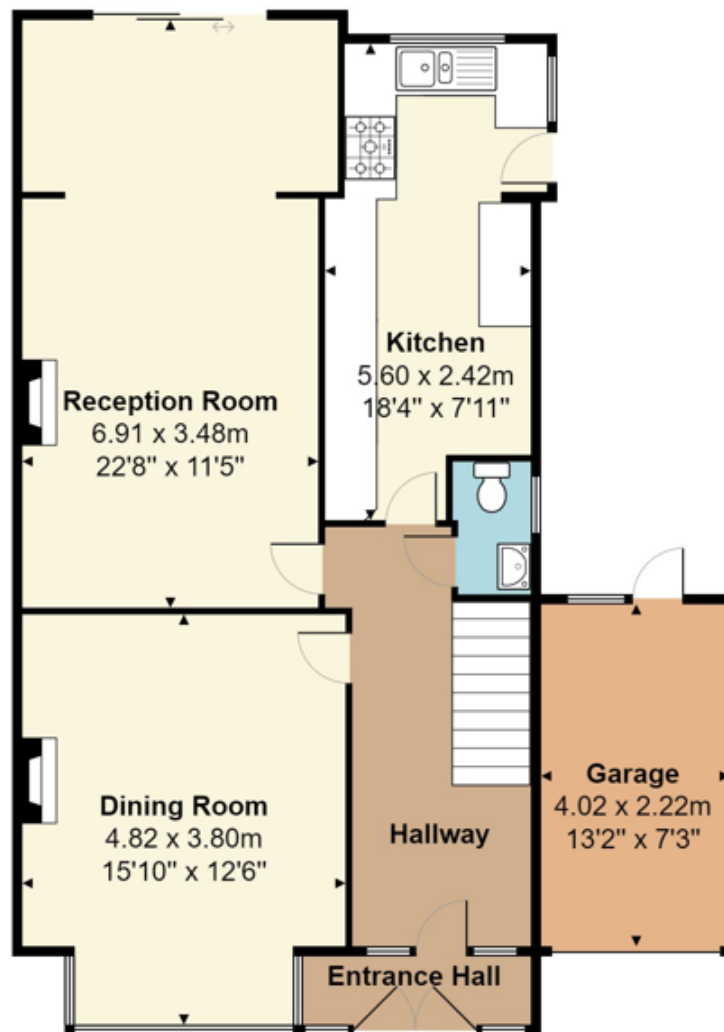
Area/Size: 1,313 square feet (122 square meters) This is information has been supplied from the Energy Performance Certificate.

Energy Efficiency Rating

Current D 62

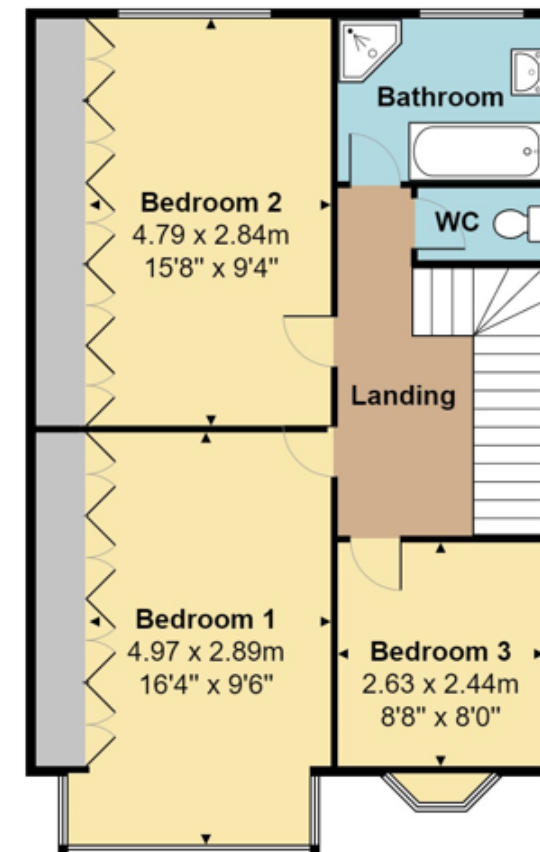
Potential C 84

Disclaimer - Homecare Estates strives to produce accurate information. However, this is intended to be used as guidance only. Purchasers are advised to instruct the correct professionals for independent advice on this property.



Ground Floor
Total Floor Area 79.2 m² ... 852 ft²

Total Floor Area: 134.7 m² ... 1450 ft²



1st Floor
Total Floor Area 55.6 m² ... 598 ft²

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How To Make an Offer

Please use the following guidelines:

1. Email your offer to: **info@homecareestates.co.uk**
2. State the amount you wish to offer
3. State what timescale you wish to purchase the property
4. Confirm your position, for instance whether you are a First Time Buyer, Cash Buyer, if you have a property to sell etc.
5. If you require a mortgage, please state how much deposit you intend putting down
6. Please confirm if you have already been approved for a mortgage in principle
7. Please state your full name/s

Once we receive your offer, we will acknowledge it and get back to you as soon as possible to let you know if it is acceptable.

Homecare Estates